



February 28, 2001

The Honorable Dennis Cardoza, Chair  
Joint Rules Committee  
State Capitol, Room 3160  
Sacramento, CA 95814

Dear Assembly Member Cardoza:

Pursuant to the requirements of Government Code Section 8169.5, the Department of General Services (DGS) is submitting the January, 2001, quarterly report on the Capitol Area East End Complex.

In keeping with our commitment to green and sustainable building design, we are electronically submitting this report. The report can be viewed at the DGS web site (<http://www.legi.dgs.ca.gov/reports2001/EastEndReportJanuary2001.pdf>).

If you wish to receive a printed copy of this report, please contact Kathryn Welch at (916) 327-7134 ([kathryn.welch@dgs.ca.gov](mailto:kathryn.welch@dgs.ca.gov)).

If you have any questions or require additional information regarding the Capitol Area East End Complex, please call Mike Courtney, Deputy Director, Real Estate Services Division, at (916) 322-7034.

Very truly yours,

Barry D. Keene, Director  
Department of General Services

BDK:MKH:kw:jrc cover ltr jan 01

cc: See attached distribution list  
Dennis Dunne, Chief Deputy Director, Department of General Services  
Mike Courtney, Deputy Director, Real Estate Services Division, Department of General Services  
Peg Hudson, Chief, Project Management Branch, Real Estate Services Division, Department of General Services

**Capitol Area East End Complex**  
**Quarterly Joint Rules Committee Report – pursuant to 3-25-99 JRC recommendations**  
**LEGISLATIVE REPORT LISTING**

**ORIGINAL LETTER TO EACH OF THE FOLLOWING:**

The Honorable Dennis Cardoza, Chair  
Joint Rules Committee  
State Capitol, Room 3160  
Sacramento, CA 95814  
(1 original + 22 copies)

The Honorable Mike Machado  
Member of the Senate  
State Capitol, Room 3086  
Sacramento, CA 95814  
(1 original)

The Honorable Deborah Ortiz  
Member of the Senate  
State Capitol, Room 5114  
Sacramento, CA 95814  
(1 original)

The Honorable Darrell Steinberg  
Member of the Assembly  
State Capitol, Room 5136  
Sacramento, CA 95814  
(1 original)

Mr. Bion M. Gregory  
Legislative Counsel  
State Capitol, Room 3021, B-30  
Sacramento, CA 95814  
(1 original)

Mr. E. Dotson Wilson  
Chief Clerk of the Assembly  
State Capitol, Room 3196, E-24  
Sacramento, CA 95814  
(1 original)

Mr. Gregory Palmer Schmidt  
Secretary of the Senate  
State Capitol, Room 3044, E-22  
Sacramento, CA 95814  
(1 original)

Mr. Jonathan Waldie, Chief Administrative Officer  
Joint Rules Committee  
State Capitol, Room 3016  
Sacramento, CA 95814  
(1 original)

Ms. Elizabeth G. Hill  
Legislative Analyst  
925 L Street, Suite 1000, B-29  
Sacramento, CA 95814  
(1 original)

---

**COPY OF JOINT RULES COMMITTEE LETTER TO EACH OF THE FOLLOWING:**

Michael J. Gotch, Legislative Secretary  
Office of the Governor  
State Capitol, First Floor, E-15  
Sacramento, CA 95814  
(1 copy)

Happy Chastain, Deputy Secretary-Legislation  
State and Consumer Services Agency  
915 Capitol Mall, Room 200, C-14  
Sacramento, CA 95814  
(1 copy)

Fred Klass, Program Budget Manager  
Department of Finance  
915 L Street, A-15  
Sacramento, CA 95814  
(1 copy)

Karen L. Neuwald, Assistant Director-Legislation  
Department of General Services  
1325 J Street, Suite 1910, C-1  
Sacramento, CA 95814  
(1 copy)

Cec Wallin, Budget and Planning Officer  
Office of Fiscal Services  
1325 J Street, Suite 1600, C-18  
Sacramento, CA 95814  
(1 copy)

Office of Legislative Counsel  
Attention: Indexing Division  
925 L Street, Suite 1150, B-30  
Sacramento, CA 95814  
(1 copy)

California State Library  
Government Publications Section  
914 Capitol Mall, E-29  
Sacramento, CA 95814  
(2 copies)

Originating Office

**REVISED 2/22/01 East End Quarterly JRC Report**

---

---

# **Capitol Area East End Complex Cumulative Quarterly Report to the Joint Rules Committee**

**Pursuant to Government Code Section 8169.5  
(Chapter 625, Statutes of 1999)**

**January, 2001**

**Department of General Services**

Barry D. Keene, Director

Michael Courtney, Deputy Director

Real Estate Services Division

**Project Management Branch**

Margaret K. Hudson, Chief

Richard Teramoto, Project Executive

## TABLE OF CONTENTS

I.	Introduction .....	1
1.	Design/Build Method .....	2
2.	RFP and RFQ Evaluation Criteria ..... (Retired - April, 2000)	
3.	Periodic Updates .....(Retired - January, 2000)	
4.	Coordination with State Environmental Agencies (Retired - April, 2000)	
5.	SMUD Proposal ..... (Retired - April, 2000)	
6.	Life-Cycle Costs of Energy Efficiency Measures .....	2
7.	Sustainable Design and Green Building Construction in the Issuance of the RFQs and RFPs ..... (Retired - April, 2000)	
8.	Green Oversight Mechanism .....	4
9.	DGS, CIWMB, CEC, DHS, and ARB Agreement (Retired - January, 2000)	
10.	Executive Complex .....(Retired - January, 2000)	
11.	Transportation and Parking .....	7
12.	Francis House Relocation ..... (Retired - April, 2000)	
13.	Neighborhood Impacts .....	8
14.	Periodic Monitoring of Recommendations (Retired - January, 2000)	
15.	Project Enhancements .....	11
16.	Significant Accomplishments and Schedule of Activities .....	11
II.	Comments from the CEC, CIWMB, DHS, and ARB .....	19

### EXHIBITS

Exhibit A – Green Focus Group Meeting Minutes and Action Items, dated  
November 14, 2000

Exhibit B – Department of Rehabilitation, Business Enterprise Program,  
Letter of Interest, dated December 21, 2000

## *LEGEND OF ABBREVIATIONS*

Air Resources Board .....	ARB
Business Enterprise Program .....	BEP
Capitol Area Committee .....	CAC
Capitol Area Development Authority .....	CADA
California Department of Education .....	CDE
California Energy Commission .....	CEC
California Integrated Waste Management Board .....	CIWMB
California State Contracts Register .....	CSCR
Center for the Built Environment, U.C. Berkeley .....	CBE
Department of Energy .....	DOE
Department of Finance .....	DOF
Department of General Services .....	DGS
Department of Health Services .....	DHS
Department of Water Resources .....	DWR
Disabled Veterans Business Enterprise .....	DVBE
Environmental Impact Report .....	EIR
Indoor Air Quality .....	IAQ
Joint Rules Committee .....	JRC
Lawrence Berkeley National Laboratory .....	LBNL
Legislative Analyst's Office .....	LAO
Letter of Understanding .....	LOU
National Air Balance Company .....	NABCO
Preliminary Plans .....	PP
Project Management Branch .....	PMB
Public Works Board .....	PWB
Real Estate Services Division .....	RESD
Request for Proposal .....	RFP
Request for Qualifications .....	RFQ
Small Business Enterprise .....	SBE
Sacramento Municipal Utility District .....	SMUD
Simon Martin-Vegue Winkelstein Moris .....	SMWM
Technical Evaluation Committee .....	TEC
Transportation Systems Management Plan .....	TSMP

## ***I. Introduction***

The enabling legislation for the Capitol Area East End Complex, Government Code Section 8169.5 (Chapter 761, Statutes of 1997 (SB 1270, Johnston)), authorized the JRC to review the DGS' plan and the LAO report to consider whether to recommend to the DGS any changes in the site design criteria, performance criteria, specifications or criteria for determining the winning bidders. Pursuant to the requirements of Government Code Section 8169.5 (Chapter 625, Statutes of 1999 (AB 883, Joint Committee on Rules)), provided herein is a cumulative quarterly progress report on the Capitol Area East End Complex. Only exhibits relative to the current report are included. The report can be viewed at the DGS web site (<http://www.legi.dgs.ca.gov/reports2001/EastEndReportJanuary2001.pdf>).

To ensure the intent of the March 25, 1999, JRC recommendations are satisfied, the DGS has signed a LOU with the other agencies the JRC requested the DGS to consult. A copy of the LOU was provided in both the July and October, 1999 reports. Pursuant to the LOU, a draft of this report was provided to the CEC, CIWMB, DHS, and ARB. Comments were received and incorporated to the extent practicable. Although the DGS did not incorporate all comments, the department did not have issue with any comment received.

Contract agreement has been reached with each design/build team. Clark/Gruen Design/Build, Inc. has been contracted for the four office buildings occupying Blocks 171-174. This team includes Clark Construction Group with Gruen Associates as the architect of record with Forrar Williams Architects providing local input. Clark/Gruen was selected for their demonstrated superiority in public sector work, the strength and depth of their on-site management team and the outstanding expertise of their major subcontractors and design consultants. Clark/Gruen's proposed community outreach plan was judged most comprehensive and their overall proposal was deemed to provide the best value to the state.

Hensel Phelps Construction Co. and Fentress Bradburn Architects, with Dreyfuss & Blackford Architects providing local input, comprise the design/build team for the Block 225 office building project. Presenting a well-organized and comprehensive proposal, the Selection Committee deemed this team to be superior, citing overall experience and expertise, demonstrated expertise in complex window wall systems, commitment to project collaboration, an outstanding safety record, and their commitment to green building measures.

A more detailed discussion of the Selection Committee's decision can be found in Exhibit A of the January, 2000 Quarterly Report to the JRC.

**1. Design/Build Method**

*The Joint Rules Committee finds that use of the design-build method for the East End Project was authorized by the enabling legislation. It is incumbent upon DGS to meet the efficiency and sustainability criteria outlined below to offset concerns about design-build. The Committee, therefore, will periodically review progress of the East End Project in order to ensure these goals are met.*

This quarterly report is provided to allow the committee to review the DGS progress as required by Government Code Section 8169.5.

**2. RFP and RFQ Evaluation Criteria** (Retired – April, 2000)

**3. Periodic Updates** (Retired – January, 2000)

**4. Coordination with State Environmental Agencies**  
(Retired – April, 2000)

**5. SMUD Proposal** (Retired – April, 2000)

**6. Life-Cycle Costs of Energy Efficiency Measures**

*The Committee recommends that when reviewing the costs of energy efficiency measures, DGS review them in terms of savings over the life of the building, and measures, rather than in terms of up-front costs. The Committee further recommends participants explore and identify other appropriate funding sources to augment the project funds. Among other things, these sources could include both public and private funds that are available for green building construction and sustainable design features.*

**Jan 01** The CBE met with DOF and the DGS to discuss concerns with the proposed testing methodology. It was agreed that the CBE would formalize its proposed testing protocols and meet with DOF for final review. The LBNL has also expressed interest in joining the study with emphasis on the metrics of air delivery and distribution. The LBNL indicated the possibility of augmenting the funds available for testing through a grant program. On a further development, the DOE has notified the CBE that the study could be eligible for additional DOE grants on a leveraged basis. The CBE is preparing the grant application due the first week in February. With the funds the project budget has committed to the study and the possible grant funding from the LBNL and other CBE partner sources, a five to one leverage is a possibility. A meeting with the CEB, DOF, the DGS, and the Green Team is anticipated in early 2001 to review the proposed study plan.

**Oct 00** The CBE is drafting a revised proposal in response to comments received at the last meeting with the DOF. A progress meeting was held on October 20, 2000, to discuss progress of the revise proposal, general project milestones, and the

- preliminary documents to be sent to the CBE. The CBE reported that the Lawrence Berkeley National Laboratory would participate in the measurement of comfort and IAQ parameters as part of the study. Several ongoing CBE research projects on under-floor air distribution were cited as possible inclusions in or expansions for the study. These include: task ambient conditioning, under-floor air distribution case studies, room temperature specification model, and under-floor air distribution cost analysis. Other research projects cited as having relevance were speech privacy, occupancy satisfaction survey, and impact of ventilation on productivity, energy use, and health. A final proposal is scheduled for completion by year end. The Green Team is working with the LBNL and the CBE in identifying additional funding sources for this study. Members of the Green Team will be working with the DGS, the LBNL, and the CBE in the design and implementation of this study.
- Jul 00*     An analysis of the underfloor air distribution system and a preliminary proposal for a field study by the CBE were reviewed by the DOF. A meeting has been scheduled for July 25, 2000, between the CEB and DOF to address concerns of the proposed testing methodology. Results of this discussion and the accepted evaluation goals and testing method will be reported in a subsequent Quarterly Report to the JRC.
- Apr 00*     As stated under item No. 15 of this report, the DOF requested that in order for the underfloor ventilation in Block 225 to be funded on a demonstration basis, a scientifically-based study be conducted to determine the benefits associated with such a system. As a result, the DGS has contacted the CBE at the University of California, Berkeley, for this study. The CBE has submitted a methodology to the DGS to conduct an evaluation and comparative analysis of the raised access floor and underfloor air distribution system for the Block 225 Office Building. The Green Team reviewed the proposed methodology and provided comments to the DGS. Given the expertise of the members of the Green Team as well as their respective departments and agencies, it is anticipated that the Green Team will be involved with the final study design methodology and will provide consultation to the DGS and the CBE throughout the study. The CBE's evaluation goals and protocols are currently under review by the DOF. It is anticipated that this study will yield quantifiable data to aid in future cost analysis. Once approved by the DOF, a copy of the CBE's goals and protocols will be provided in a future report.
- Jan 00*     The DGS is in the process of developing a formula and the procedures to standardize the review of the life-cycle costs of energy-efficiency measures and building systems for this and other projects. Non-traditional methods of calculating life-cycle costs will also be considered. These methods include impacts to the environment, indoor air quality, occupant health and productivity, etc. Once the methodology is finalized and accepted by the DOF, it will be provided in this report.
- Oct 99*     The DGS attended a presentation on life-cycle costing methodology by the CEC to the DOF on July 16, 1999. The presentation covered a general review of process, which included increased productivity considerations.
- Jul 99*     The DGS is required by law (Gov. Code, § 15814.30(c)), to determine what is "cost effective" by evaluating the savings over the life of the building or measure being



considered. To ensure a consistent evaluation process, a life-cycle methodology was included in the contract documents submitted to the Legislature in December, 1998.

As noted, the DGS and others are analyzing energy efficiency measures in regard to savings over the life of the buildings. Full assessment of additional funding sources will occur upon consensus on the content of the criteria.

The issue of additional funding sources is tied directly to any measure that cannot be included in the project, because the first cost of a measure does not fit within the project's budget. Currently, we are evaluating a large number of recommendations that were received from the CEC, CIWMB, DHS, and ARB. Once analysis of the recommendations is complete, we can determine to what extent additional funding may be required. Participants in the Project Workgroup have agreed to present any items requiring additional funding to the State Public Works Board for consideration and approval of augmentation to the project's current budget, not to exceed the 10 percent augmentation specified in statute. The DGS and CEC will work with the DOF regarding alternative methodologies for life-cycle cost analysis.

**7. Sustainable Design and Green Building Construction in the Issuance of RFQs and RFPs (Retired – April, 2000)**

**8. Green Oversight Mechanism**

*The Committee recommends that DGS, CIWMB, CEC, ARB and DHS develop an effective green enforcement mechanism of oversight and incentives to ensure compliance with articulated goals. This oversight mechanism would apply to the design-builder and DGS.*

*This mechanism should provide for review and input by the Department of Finance, the Legislative Analyst, the CEC and CIWMB to the Legislature through the budget process.*

**Jan 01     The Green Team continues their participation in the review of project specific issues affecting sustainable design. The Green Focus Group also meets regularly to discuss and resolve issues that affect both projects. A meeting was held on November 14, 2000. Meeting minutes are attached as Exhibit A.**

**Oct 00     On July 31, 2000, the DGS's Management Team and members of the Green Team attended a partnering session hosted by the Hensel Phelps team for the Block 225 Office Building project. The meeting focused on the ongoing design efforts to reach conclusion on several critical design issues. A copy of the minutes from the partnering session can be obtained by contacting Kathryn Welch, at (916) 327-7134 ([kathryn.welch@dgs.ca.gov](mailto:kathryn.welch@dgs.ca.gov)).**

The Green Team continues their participation in the review of project specific issues affecting sustainable design. The Green Focus Group also meets to discuss and resolve issues that affect both projects. Meetings were held on July 25, 2000, August 29, 2000, and September 27, 2000. Meeting minutes are attached as Exhibit A.

The DGS Management Team, the Green Team, and both design/build teams entered into a Communication Protocol agreement whereby the protocol explains the recommended communication procedures between the Green Team and design/build teams and the DGS Management Team. It allows direct communications via e-mail with copies sent to certain individuals. A copy of the Communication Protocol agreement is attached as Exhibit B.

*Jul 00* On May 31, 2000, the DGS's Management Team and members of the Green Team attended a partnering session hosted by the Clark/Gruen team for the Blocks 171-174 Office Buildings project. The meeting focused on the ongoing design efforts to reach conclusion on several critical design issues. The Green Team was requested to identify those areas of specific concern on the Blocks 171-174 Office Buildings project. Those concerns were:

- Sharing information between project teams viewed as successful in addressing green issues.
- Involvement of the Green Team in the selection of the commissioning agent for the Clark/Gruen team.
- Involvement of the Green Team in the landscape as it pertains to design, materials management, and water conservation.
- Establishment of the communications protocol between the State Management Team, the Green Team, and the Design/Build Teams during concurrent design review and construction activities. A finalized protocol will be included in a subsequent Quarterly Report to the JRC.
- Utilizing electronic document review when possible.
- Collection of information for future case studies.
- Development of procedures and practices for the prevention of mold during construction.
- Support of LEEDS 2.0 rating system as a performance-based tool .
- Assurance of the continued involvement of Clark/Gruen's green consultant.

These items were discussed at the June 27, 2000, Green Focus Group meeting, below, and will be incorporated into the process or essentially resolved.

A similar partnering session for the Block 225 Office Building project will be held in July, 2000.

On June 27, 2000, representatives of the DGS, the Green Team, and both design/build teams attended the Green Focus Group meeting to discuss and review green issues common to both projects. Meeting minutes are attached as Exhibit A.

The Green Team also participated in the following meetings and received the following documentation:

- Block 225 Waste Management Plan, issued May 18, 2000, comments received June 13, 2000.

- Block 225 Commissioning Plan, issued June 8, 2000, comments received June 22, 2000.
- Systems Confirmation Meetings on the mechanical, electrical, plumbing systems for both the Block 225 and Blocks 171-174 Office Buildings projects, June 20, 2000.
- Recycled Content Issues memo, dated June 22, 2000.
- Blocks 171-174 MEP Systems Confirmation Submittal, issued June 28, 2000.

*Apr 00*     The DGS, CEC, CIWMB, ARB, and DHS (a.k.a. Green Team) met on March 22, 2000, to finalize the oversight role of the Green Team during the development of the construction documents, construction, and occupancy of the project. The Green Team will be afforded the opportunity to review and comment on the development of the working drawings, including submittals, change orders, via a web-based management system. The Green Team will also participate in regularly scheduled progress meetings and system confirmations. A copy of the oversight agreement is attached as Exhibit A.

The RESD/PMB's project summary provided at the monthly status meeting with the DOF and the project's Executive Monthly Reports transmitted to the DOF and the LAO provides project status information. Issues relating to green building measures will be specifically noted for review and input from the DOF and the LAO.

On March 23, 2000, the Green Team attended a Systems Confirmation Conference for the Block 225 Office Building project. Representatives of the CIWMB also participated in the pre-bid conference for the demolition contract for the Blocks 171-174 project. Additional meetings are scheduled for both projects during the working drawings phase.

A Green Focus Group has been formed consisting of representatives from both design/builders, the DGS, and the Green Team. The Green Focus Group will address and coordinate the green efforts of both projects.

*Jan 00*     The DGS, CIWMB, and DHS met on November 11, 1999, to discuss the oversight mechanism methodology that will be utilized during the construction phase of the East End Complex. The DGS will continue to work with the CEC, CIWMB, DHS, and ARB. While the DGS does not expect issues to arise affecting green issues during contract negotiations, the DGS has committed to discuss such issues with these agencies. Additionally, enhancements not included in the Design/Builders' proposals will be discussed as possible changes to the contract and will utilize the green oversight mechanism, as applicable.

*Oct 99*     Consensus was reached as to the content of the criteria. The criteria were included in the Request for Proposal documents. The CIWMB is charged with developing the "green oversight mechanism" for final discussion and adoption.

*Jul 99* Once consensus as to the content of the criteria is reached, the roles for the green oversight mechanism will be developed. The LOU commits the DGS to work out a process to ensure compliance. The approach will depend on the particular items that are included in the project and the timing of additional funds that may be available.

During the contract documents review phase we are and will continue to refine the measures into requirements of the base building wherever possible. The instructions for the “enhancements” section of the proposals will include those measures that remain desirable and may be accomplished through inclusion as an enhancement.

In addition to the processes outlined above, we have and will continue our practice of briefing the DOF and LAO on the progress of the project. All these agencies receive copies of the monthly reports. The DGS has agreed to share the Quarterly Update documents to the CEC, CIWMB, DHS, and ARB prior to issuance. To formalize the relationship throughout the project, final documents submitted will include items of agreement, those in progress and those of disagreement.

**9. DGS, CIWMB, CEC, DHS and ARB  
Agreement**

**(Retired – January, 2000)**

**10. Executive Complex**

**(Retired – January, 2000)**

**11. Transportation and Parking**

*The Committee finds that DGS should continue to reduce the negative transportation impacts and parking shortages created by the East End Project.*

*Jan 01* The DGS, with the assistance of transportation consultants, is beginning the preparation of the Capitol Area Transportation Systems Management Plan (TSMP). The TSMP for downtown Sacramento will continue implementation of the 1997 Capitol Area Plan, as well as address transportation issues on either approved (such as the Capitol Area East End Complex) or planned office development sites. This plan will address increasing commute alternatives along with evaluating the overall existing and future parking demand for facilities in the Capitol Area, the cumulative parking demand for other state owned/leased facilities in downtown Sacramento, and potential improvements in transit service to this area.

*Oct 00* Nothing new to report.

*Jul 00* An initial study of adding parking structures to the peripheral lots has been forwarded to RESD's Asset Planning and Enhancement Branch for further review.

*Apr 00* Both design/build teams have initiated traffic management plans with the City of Sacramento. These plans address the impacts and mitigations on traffic during

construction. The City of Sacramento has initiated a traffic calming program in the area with the cooperation of the design/builders.

*Jan 00* Nothing new to report.

*Oct 99* Nothing new to report.

*Jul 99* The DGS is continuing its efforts in this regard and will report on substantial progress when it is made.

## **12. Francis House Relocation**

**(Retired – April, 2000)**

## **13. Neighborhood Impacts**

*The Committee finds that projects of this magnitude when introduced into an existing neighborhood, should make efforts to maintain a pedestrian-friendly atmosphere, and directly in line with the ULF's recommendations, include consideration of after hours activities (and the potential lack of them) when formulating a design. Further, the Committee finds that mixed-use is a valuable means to maintain such an atmosphere, and recommends DGS continue to consider ways to include mixed uses in the project.*

*Jan 01* **The BEP submitted its letter of intent to the DGS for occupying the retail space in the Complex. The DGS has not received a specific proposal from the BEP at this time. Until the DGS receives the proposal, it is unclear if any legislative involvement may be required to implement the proposal. A copy of the letter is attached as Exhibit B.**

*Oct 00* On August 17, 2000, the DGS met with the Department of Rehabilitation's Deputy Director, BEP staff, and vendor representatives to further explain business opportunities available to the BEP at the East End Complex.

The model was on display to illustrate the orientation and ambience of the Complex as a whole, and was used to help point out the locations of proposed retail spaces. Revitalization of the neighborhood by having retail tenants who can invigorate the area after, as well as during, regular business hours was explained in terms of what that meant to the BEP and its approach to operating space in the Complex. It was noted that these requirements are dictated in the EIR and requested by the City of Sacramento and the surrounding residents themselves. The BEP agreed that it could be looking "outside the box" of normal operation for its vendors and would expect that the higher-end food services would be provided by the private sector.

Locations of vendor carts in lobby areas with full access to conference facilities, break areas, and the buildings' exteriors, as well as vending machine opportunities throughout the Complex of state offices were presented and discussed very positively. Further discussions will help assist the BEP to make the determinations as to where they can best create opportunities for their vendors, and their vendors can best serve the employees, building visitors, and surrounding neighborhoods.

The second addition of the neighborhood newsletter was issued in September, 2000. A copy of the newsletter is attached as Exhibit C.

On July 27, 2000, the Blocks 171-174 design/builder, Clark/Gruen, held its second neighborhood update meeting to review the project's progress to date and inform the neighbors of upcoming construction activities. The meeting was attended by approximately 25 people from the immediate neighborhood.

The East End Joint Use Working Committee (Committee) met seven times between June, 1999, and January, 2000. The Committee consolidated a number of issues into categories and determined that utilizing the task force approach would be an ideal way to focus on the specific issues. The task forces formed were: Office and Building Space, Parking and Transportation, BEP Coordination, Management Structure, Retail and Plaza Usage, and Community. Lacking a decision from the BEP, the Committee determined the efforts to identify possible retail uses and opportunities within the Complex would not be effective. However, it was determined that any activity discussed by the task force would be possible without major modification to the building infrastructure. A list of the suggested retail and joint uses that came from the Committee meetings is attached as Exhibit D.

*Jul 00*

On April 26, 2000, the DGS met with the Director of the BEP to discuss the opportunities available within the parameters of the design. A follow-up meeting is tentatively scheduled for August, 2000.

The first addition of the neighborhood newsletter was issued in June, 2000. A copy of the newsletter is attached as Exhibit B.

The community can also follow the progress of the Capitol Area East End Complex via the Internet on the following public access web sites:

DGS/RESO, "East End Home Page" – [www.dgs.ca.gov](http://www.dgs.ca.gov)  
Clark/Gruen – [www.clark.constructware.com](http://www.clark.constructware.com)  
Hensel Phelps – [caeeb225.com](http://caeeb225.com)

Beginning in June, 1999, the Joint Use Task Force consisting of members of the DGS, City of Sacramento, Downtown Partnership, Convention Center, CADA, and the CAC met on a regular basis to identify and discuss concepts for possible joint use activities. The concepts primarily focused on activities that would facilitate the community use of the East End Complex. Of particular interest were possible uses after hours and on weekends. The initial work of the task force will be completed by a compilation of suggested joint uses. This list will be included in the next quarterly report. It was clearly evident that many of the suggested joint uses required administrative policy determinations and will be respectively elevated through each agency. In addition, the possible effect on the tax-exempt status of the funding bonds for the project needs to be determined by bond counsel. The final determination of what joint uses are implemented will be made in the context of these parameters.

*Apr 00* A final report by the Joint Use Task Force is being prepared and will be included in a future report. The suggested joint uses will be reviewed with the DOF and the PWB's bond counsel for possible effects on the tax-exempt status of the bonds.

As stated in Item No. 16 of this report, a project introduction meeting was held on March 22, 2000, for the residents of the Dean Apartments. The meeting was well received.

A general project introduction meeting was held at the job site on April 3, 2000. Over 300 invitations were sent or delivered to residents and businesses adjacent to or near the project. Approximately 55 neighbors attended the meeting.

On April 7, 2000, the DGS Interim Director, Cliff Allenby, sent letters to the members of the Legislature and Governor's Office notifying each of the commencement of construction activities.

Copies of the letters sent to the neighbors, the Legislature and the Governor's Office are attached as Exhibit B.

The first issue of the neighborhood newsletter is being prepared. A public access web site for up-to-the-minute project information is under construction. The web site address and a copy of the newsletter is anticipated for inclusion in the July, 2000 Quarterly Report to the JRC. If there are interested citizens who would like additional project information or would like to be placed on the newsletter mailing list, please contact the on-site state management office at (916) 323-8447.

*Jan 00* Nothing new to report.

*Oct 99* Nothing new to report.

*Jul 99* The DGS, the City of Sacramento, and CADA continue to regularly meet to discuss joint-use operating arrangements for the shared facilities of the project.

#### **14. Periodic Monitoring of Recommendations (Retired – January, 2000)**

#### **15. Project Enhancements**

*The Committee recommends that the Legislature consider a further augmentation for the East End Project to provide for additional housing, higher quality materials, enhancements to make the neighborhood more pedestrian friendly, and other mitigation measures.*

***Jan 01*** Please see Item No. 6, Life-Cycle Costs of Energy Efficiency Measures for information on the CBE study. At this time no additional enhancements that require funding needs have been identified that the DGS could bring to the Legislature and other affected parties which could benefit the community and the Capitol Area East End Complex.

*Oct 00* Nothing new to report.

*Jul 00*      An analysis of the underfloor air distribution system and a preliminary proposal for a field study by CBE were reviewed by DOF. A meeting has been scheduled for July 25, 2000, between DOF and CBE to address concerns of the proposed testing methodology. Results of this discussion and the accepted testing and evaluation goals will be reported in a subsequent Quarterly Report to the JRC.

*Apr 00*      The DOF has agreed to the inclusion of an underfloor air distribution system to the Block 225 Office Building project, subject to acceptable testing and evaluation goals and protocols. An analysis of the underfloor air distribution system and a proposal for a field study by the CBE of the impacts of the raised floor system as provided to the DOF will be included in the July, 2000 Quarterly Report to the JRC.

A discussion on the underfloor air distribution system by the Green Team is attached as Exhibit C.

*Jan 00*      Nothing new to report.

*Oct 99*      Nothing new to report.

*Jul 99*      As noted in Item 13, it is anticipated that the discussions with local government will help the DGS identify both statutory changes and funding needs that could benefit the community. Those items will be reported to the JRC.

The DGS will continue to work with the Legislature and other affected parties to help identify funding needs that could benefit the community and the Capitol Area East End Complex.

## **16. Significant Accomplishments and Schedule**

*The Letter of Understanding between the DGS, CEC, CIWMB, DHS, and ARB recommended this addition to the report.*

**Note: Design and construction-related activities will be carried for one quarter after the initial reporting period.**

### ***Oct 00*      Project Schedule**

Major milestones are as follows:

Jan/98	Selection of Primary Consultants	Complete
Jul/98	PWB Approval of Block 224 Garage PPs	Complete
Nov/98	Award Design/Build Contract for Block 224 Garage	Complete
Nov/98	Complete PPs for Blocks 171-174 and 225	Complete
Dec/98	Submit Mandated Package to Legislature	Complete
Dec/98	Block 224 Start Construction	Complete



---

**Capitol Area East End Complex  
Cumulative Quarterly Report to the  
Joint Rules Committee**

May/99	PWB Approval of PPs, Blocks 171-174 and 225	Complete
Jan/00	Award Design/Build Contracts for Blocks 171-174 and 225	Complete
Jan/00	Block 224 Garage – Complete Construction	Complete
Feb/00	Start Construction, Blocks 171-174 and 225	On Schedule
	Boiler Replacement – Award Design Contract	Pending
	Off-site Utility Package – Award Design Contract	Pending
	Boiler Replacement – PWB Review	Pending
	Boiler Replacement – Start Construction	Pending
	Off-site Utility Package – PWB Review	Pending
	Off-site Utility Package – Start Construction	Pending
TBD	Boiler Replacement – Complete Construction	
TBD	Off-site Utilities – Complete Construction	
Mar/03	Complete Construction/Occupy All Facilities	

**Block 225 and Blocks 171-174 Office Buildings**

***Jan 01***

- The DGS and the art consultant, Tamara Thomas of Fine Arts Services, Inc., continue to work together with the Art Selection Panel to identify opportunities for integration of art into each of the projects.
- Discussions with SMUD continue regarding electrical service to be provided to the project. A 21kv system has been determined to be the most appropriate selection. The State Management Team continues to work with SMUD reviewing the preliminary design for infrastructure and negotiate the state's appropriate share of the cost for providing the electrical service grid around the project.
- The City Technical Committee continues their biweekly meetings to work on common issues such as off-site utilities, traffic, tree relocation, and emergency response. This Committee includes the State Management Team and representatives of the City of Sacramento, CADA, CalTrans, the Regional Transit, and the Design/Builders.
- The DGS and both design/build teams have begun working with the State Fire Marshal's office and the Division of the State Architect. The State Fire Marshal will review the plans for fire and life-safety compliance and the Division of the State Architect will review the plans for access compliance.
- In accordance with state and city approved Tree Management Plans, both design/build teams continue to monitor the trees on-site utilizing Kemper Tree Care as their arborist. Beginning in November, 2000, the arborist recommended that supplemental watering be discontinued for the duration of the winter months.

- Members of the City Technical Committee are coordinating routing, scheduling, and connections to the 54-inch storm drain work being performed by the City of Sacramento.
- Both design/build teams continue to refine the elements of interior architecture. Ground floor lobby plans have been submitted for review that incorporate marble recovered from the historic Library and Courts Building.
- The SBE/DVBE Utilization Plans: As of September 31, 2000, the teams are reporting the following progress against their total commitments:

<u>Contractor</u>	<u>Percentage of the SBE Commitment</u>	<u>Percentage of the DVBE Commitment</u>
Hensel Phelps	61%	78%
Clark/Gruen	45%	15%

**Block 225 Office Building:**

- The Block 225 design/build team, lead by the Hensel Phelps Construction Co. (Hensel Phelps) and the Fentress Bradburn Architects (Fentress Bradburn), submitted their Bid Package #C, which included roof hatches, wall and corner guards, and metal lockers in November, 2000. Bids were received in December, 2000.
- The 220-ton mobile crane arrived onsite in October, 2000, marking the beginning of the structural steel erection.
- In November, 2000, the City of Sacramento successfully completed the storm drain upgrade in the alley between 13<sup>th</sup> and 14<sup>th</sup> Streets, and N and O Streets. This work required the Block 225 team to re-route their dewatering activities to other areas of the site to allow for final connection to be made on 14<sup>th</sup> Street.
- Bid Package #4, containing drywall/framing/plaster, single-ply roofing membrane, fluid-applied waterproofing, traffic coating, pavers, insulation, firesafing and smoke seal, was bid in December, 2000.
- The 100 percent complete core and shell and the 50 percent complete tenant improvement construction documents were received in November, 2000. The State Management Team and the Green Team reviewed the documents for conformance to the RFP requirements and submitted comments to Hensel Phelps in December, 2000.
- The Block 225 design/build team constructed the exterior mock-up. This required mock-up consists of full-size building elements (glass, stone, and precast concrete) constructed in a test chamber and subjected to wind, water, and seismic loads. The mock-up passed all testing requirements.
- The SMWM, sustainable design architect on the Hensel Phelps/Fentress Bradburn team, issued their second draft of the Block 225 Commissioning plan, which includes building systems that have been more fully detailed since the June, 2000, submittal.
- Dewatering for the Block 225 project is complete. The pumps that discharged underground water away from the site have been removed.

- The SMUD vault structure lid was formed and placed in October, 2000. With the lid complete, Hensel Phelps has the ability to utilize the alley to off-load steel deliveries.
- The retail portion of the building, located at the corner of 14<sup>th</sup> and O Streets, is utilizing a conventional slab-on-grade type of foundation. The concrete slab was placed in December, 2000, with a portion of the slab left unfinished to allow for infrastructure flexibility once a tenant is identified.
- Structural steel erection is scheduled for completion in February, 2001.
- Concrete will continue to be placed on deck at the ground floor level along N Street. Beginning in January, 2001, concrete will be placed on deck every Tuesday and Thursday through February, 2001.

**Blocks 171-174 Office Buildings:**

- The Clark/Gruen Design/Build, Inc. (Clark/Gruen) submitted their 100 percent complete core and shell construction documents in December, 2000. The State Management Team, the Green Team, the State Fire Marshal's Office, and the Division of the State Architect's Access Compliance Unit reviewed the documents for conformance to the RFP requirements and provided comments to the Clark/Gruen team for response or incorporation into the construction documents. The Green Team is in the process of reviewing the 100 percent documents.
- The 100 percent documents submitted in December, 2000, include Section 01351 "Environmental Construction Practices: Indoor Air Quality." This section includes special practices related to indoor air quality consistent with the RFP requirements.
- The Clark/Gruen submitted for the state's approval qualifications for the NABCO, to be their full-time building commissioning agent during the design phase of the project and oversee the commissioning activities. The State Management Team and the Green Team reviewed their qualifications in October, 2000. The NABCO is currently working on the draft Commissioning Plan. The submittal is scheduled for distribution in January, 2001.
- The Clark/Gruen's Facility Management Control System vendor, Honeywell, conducted an offsite presentation of the integrated facility systems for the State Management Team in December, 2000.
- During December, 2000, the Clark/Gruen received proposals for bid packages #10–Steel Decking, #13–Elevators, and #14–Fire Protection Sprinkler System. The successful bidders for steel decking and elevators were Mid-State Erectors of Stockton, and Thyssen Dover Elevator of West Sacramento, respectively. The Clark/Gruen will re-bid the bid package for fire projection sprinkler system in January, 2001.
- The Clark/Gruen team is proceeding with the below-grade tunnel across 16<sup>th</sup> Street connecting Blocks 171 and 172 to Blocks 173 and 174. The California Department of Transportation and the City of Sacramento have approved the plans and issued permits for the work. Installation of sheet-pile shoring began on the west side of the tunnel and the first concrete pour is scheduled for January, 2001.

- The bids for the below-grade waterproofing and plaza level waterproofing bentonite system were received in October, 2000. The successful low bidder was F.D. Thomas, Inc.
- Berkel & Company, the Clark/Gruen's foundation subcontractor, has completed approximately 80 percent of the 2,300 total auger cast piles. This type of foundation system was selected to avoid approximately 3,700,000 pile driver blows over three months of foundation pile installation. Fly ash is being utilized in the grout mix for the auger cast piles.
- Plumbing and electrical underground infrastructure continues.
- Structural excavation nears completion on Blocks 171 and 173. The Conco, concrete subcontractor, has completed approximately 40 percent of the concrete work in the parking structure foundation slabs on Block 173.
- Most of the issues regarding the design and selection of the HVAC systems for Block 171-174 have been resolved. It is anticipated that the remaining issues will be resolved in the near future.

#### Block 225 and Blocks 171-174 Office Buildings

Oct 00

- In response to a Request for Qualifications and subsequent Request for Proposal, the Art Selection Panel interviewed five prospective art consultants. Based on a selection process that included qualifications, a preliminary management plan, and a proposed fee, the Panel selected Tamara Thomas, Fine Arts Services, Inc., of Los Angeles.
- Discussions with the SMUD have continued this month regarding electrical service to be provided to the project. A 21kv system has been determined to be the most appropriate selection.
- The City Technical Committee continues their biweekly meetings to work on common issues such as off-site utilities, traffic, tree relocation, and emergency response. This Committee includes the State Management Team and representatives of the City of Sacramento, the CADA, the CalTrans, the Regional Transit, and the Design/Builders.
- The SBE/DVBE Utilization Plans: As of September 31, 2000, the teams are reporting the following progress against their total commitments:

<u>Contractor</u>	<u>Percentage of the SBE Commitment</u>	<u>Percentage of the DVBE Commitment</u>
Hensel Phelps	22.5%	49.5%
Clark/Gruen	26%	3%

#### Block 225 Office Building:

- The Block 225 design/build team, lead by the Hensel Phelps Construction Co. (Hensel Phelps) and the Fentress Bradburn Architects (Fentress Bradburn), submitted their Bid Package #3 documents on August 28, 2000, for core-and-shell drywall, core-and-shell doors and hardware, fireproofing, miscellaneous

metals, masonry, and loading dock and waste handling equipment. The State Management Team reviewed these progress documents and will provide comments on October 2, 2000. Applicable comments will be incorporated into the Bid Package #4 documents for those elements of the building not yet procured, and issued to the State Management Team at the end of October, 2000. The 100 percent complete construction documents are scheduled for release upon completion of the tenant improvement plans.

- The SMWM, space-planning architect on the Hensel Phelps/Fentress Bradburn team, and the DGS are currently working closely with the CDE on the schematic design.
- The SMWM, in the capacity of sustainable design architect on the Hensel Phelps/Fentress Bradburn team, submitted on July 14, 2000, Section 01350 entitled "Special Environmental Requirements." This section includes special "green" practices related to energy efficiency, indoor air quality, and resource efficiency. Section 01350 was reviewed and approved by the State Management Team. The Hensel Phelps is also preparing their second draft of the Block 225 Commissioning Plan. This updated plan will include building systems that have been more fully detailed since the June, 2000, submittal.
- The Dreyfuss & Blackford, interior architect on the Hensel Phelps/Fentress Bradburn team, continues to refine elements of the interior architecture. Upon finalization of the color and material selections, the team will present the color pallet to the DGS for review and comment.
- On July 15, 2000, Hensel Phelps placed 3,800 cubic yards of concrete for the first of two mat slab concrete pours. This 11-hour operation required the team to begin work at 2:00 AM and included 78 concrete trucks and 4 concrete pumps. On August 5, 2000, Hensel Phelps placed 3,420 cubic yards of concrete for the second of two mat slab concrete pours. This 10-hour operation required the team to begin work at 2:00 AM and included approximately 70 construction workers. The City of Sacramento briefed the City Council prior to each placement and provided a code enforcement officer during the work. Neighbors were offered a night in a local hotel. Those wishing to remain were given a designated viewing area with construction personnel on hand to answer questions.
- Dewatering of the Block 225 project continues through October, 2000. The wells are fitted with pumps that discharge underground water away from the site so work can continue for the building's foundation.
- The 12-inch water line replacement installation was completed by the end of July. Street paving was completed by August 11, 2000. This new line will provide service to the new office building and support the additional required fire hydrants.
- Installation of reinforcing material on the basement walls for the shotcrete operation was completed in September. Shotcreting is a process by which concrete is "shot" from a hose onto the reinforced wall.
- Backfill of the basement ramp and the concrete placement was completed in August, 2000. The ramp allows access and egress for the steel erection crane. The steel is expected to be delivered in late October.
- The SMUD issued their "commitment letter" and preliminary design for infrastructure around the Block 225 site and for the connection of the buildings

transformer vault to the switch vault located in the sidewalk at the alley on 14th Street.

- Structural excavation for the retail area began September 1, 2000. The retail portion of the building, located at the corner of 14th and O streets, is utilizing a conventional slab-on-grade type of foundation. The concrete footings were placed on September 25, 2000. A portion of the slab will be left unfinished to allow for infrastructure flexibility until a tenant has been identified.
- Structural steel fabrication began this month. The first delivery is expected to arrive at the site at the end of October. Erection will begin at the northern portion of the site and move south.

Blocks 171-174 Office Buildings:

- The Clark/Gruen Design/Build, Inc. (Clark/Gruen) submitted their 50 percent complete set of construction documents dated August 8, 2000. The State Management Team is reviewing the documents and providing comments to the Clark/Gruen Team.
- The design of phases II and III of the off-site utilities is complete with costs submitted to the State Management Team in September. The Clark/Gruen was directed to proceed with this work on a time and material basis.
- The structural construction documents were completed in September, 2000. The Clark/Gruen is proceeding with structural steel fabrication and procurement of the cast-in-place concrete work based on these documents.
- The design for the below-grade waterproofing and plaza level waterproofing has been completed utilizing a bentonite system. This work is out for bid.
- The State Management Team requested the Clark/Gruen Team investigate all viable foundation methods that would be less disruptive to the neighborhood than pile driving from a noise and vibration perspective. During the month of August, 2000, the Clark/Gruen and the State Management Team selected a cast-in-place auger pile foundation system as being the most appropriate for the subsurface soil conditions.
- The Clark/Gruen submitted for the state's approval qualifications for the NABCO, to be their full-time building commissioning agent during the design phase of the project and oversee the commissioning activities. The State Management Team and the Green Team are currently reviewing their qualifications.
- The State Management Team asked the Clark/Gruen to prepare a preliminary design for a proposed below-grade tunnel connecting Blocks 171 and 172 to Blocks 173 and 174. The Clark/Gruen team submitted a proposal and has been given the authorization to proceed. The work will begin later this year.
- Remediation, deconstruction, and demolition were completed on all four blocks in August. Building materials were separated for recycling and reuse off-site in an effort to divert as much material from landfills as possible.
- The bid package for Shoring and Excavation was awarded to the Ramco Engineering & Environmental Contracting Inc. of Sacramento. The Ramco began installing dewatering wells. Similar to the Block 225 Office Building project, the wells will discharge underground water away from the site so excavation can continue for the building foundations. Shoring and excavation activities on the four block site will continue through October.

- Applied Earthworks completed the archeological investigation in September, 2000, on the four block site. Locations for investigation were identified from records dating back to the nineteenth century. Additional security was provided to protect the sites at night.
- Phase I utility work continues in the south alley between N Street and Capitol Avenue with the installation of temporary water and roadways. Traffic control devices have been placed on 16th Street for cutting utilities below the street. This work is expected to continue throughout the remainder of the year. The Clark/Gruen is working with the CADA to keep local residents and businesses informed of the construction activities.
- An independent landscape consultant to the DWR met with members of the Green Team, the State Management Team, and the master architect, Johnson Fain Partners, to discuss landscaping alternatives. It was decided that the overriding design parameter to treat the Capitol Avenue median as an extension of Capitol Park precludes major changes to the median landscaping and that certain plant selections may be reevaluated. A final design for the median is scheduled for review by year end. The designers have agreed to fully investigate sustainable design within the above mentioned parameter.
- Additional sustainable issues were proposed to eliminate perimeter heating and a reduction of airflow capacity. Both measures were withdrawn by the design/builder. Additionally, broadloom versus tile for carpet is being considered. The recycled contents, indoor air quality, and performance characteristics of various brands of broadloom carpets are being investigated.

**One Year Ago This Quarter:**

**Block 224 Parking Garage:**

- **October, 1999 – Installation of the galvanized steel trellis begins along the P Street façade.**
- **November, 1999 – Installation of the exterior sealed stone veneer and pre-cast, open-cell panels began.**
- **December, 1999 – Installation of the photovoltaic and shading structure was completed.**

**Blocks 171-174 and 225:**

- **October, 1999 – The DGS conducted an Orientation Meeting for the Technical Review Committee in preparation for review of the design/build proposals. Topics included ethics and security, protocol, and an overview of the scoring sheets.**
- **November, 1999 – The DGS conducted interviews with the short-listed Design/Builders on November 29 and 30, 1999. Upon deliberations, a consensus was reached by the Selection Committee based on the proposals and interviews that offered the best value.**
- **December, 1999 – The DGS issues letters of intent to award Blocks 171-174 to Clark/Gruen and Block 225 to Hensel Phelps.**

## ***II. Comments from the CEC, CIWMB, DHS, and ARB***

Pursuant to the Letter of Understanding between the DGS and CEC, CIWMB, DHS, and ARB, a draft of this report was provided to these agencies. Comments received to the draft report are provided herein.

<b><i>Jan 01</i></b>	<b>Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.</b>
<i>Oct 00</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Jul 00</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Apr 00</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Jan 00</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Oct 99</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.



## *EXHIBIT A*

### *Green Focus Group Meeting Minutes and Action Items*

*Dated: November 14, 2000*

## Green Focus Group      M E M O R A N D U M   O F   M E E T I N G

*Project Name*      Capitol Area East End Complex

*Meeting No.*      **5.0**

*Purpose of Meeting*      Progress on Green Efforts and Issues

*Project No.*      105171, 105225

*Meeting Date*      November 14, 2000

*Meeting Place*      Clark/Gruen Conference Room

*Present*

**State Team**

Richard Teramoto  
Mike Meredith  
☒ Joel Griffith  
Kathryn Welch  
☒ Mike Langley  
☒ Joseph Griffin, AIA  
☒ Jim Ogden  
Joe Cabral  
☒ Jeff Averill, AIA  
☒ Lowell Shields  
Greg Cunningham

**Green Team**

Leon Alevantis  
☒ Francisco Gutterres  
☒ Rick Muller  
☒ Gary Flamm

**D/B Teams**

*Block 171-174*  
☒ Debra Gerod  
☒ Huston Eubank  
☒ Marc Kersey  
  
*Block 225*  
☒ Aaron Hall  
☒ Greg Gidez  
☒ Anthony Bernheim  
Marian Keeler  
☒ Seth Boles

☒ = attendee

[P] = partial attendance

= copy only

### **Specification Issues**

*Performance specifications, Sole-source issues, Alternates and Substitutions*

5.1      **Sole Source Specifications** – Both D/B teams expressed concerns about the possibility of a sole source issue with building insulation. Neither D/B expressed a problem meeting the RFP requirement for recycled content, however, only one manufacturer has been identified as providing the required recycled content AND formaldehyde-free insulation. Formaldehyde-free insulation is not an RFP requirement but desirable for IAQ reasons. Both D/B's will review the insulation composition with the low-bid contractor and share that information with the Green Focus Group.

- 4.2 Alternates - Design/Builders may ask the State to allow alternates to specific material specifications for bidding purposes. Alternates should be reviewed by the State prior to issuing with a bid package. Design/Builders should review the overall impact of a potential alternate as it relates to other requirements of the project (Indoor air quality, commissioning, warranty, etc.). Both Design/Builders are interested in opening a dialogue regarding carpet and the possibility of other acceptable products. Kathy Frevert will begin investigating carpet possibilities for the Green Team.
- 5.2 DGS stressed the importance of allowing all vendors that have products that meet the RFP criteria to bid on the projects. SMWM has been in contact with most of the major carpet manufacturers (approx. 9) as they prepare their specifications and begin assembling color palettes as required in the RFP documents. The State Management Team will review the color boards but presentation to the tenants will take place at a future date. HP has developed their specification for carpeting however, Clark/Gruen has not begun their carpet efforts yet. Both D/B teams assured the group that their specs will allow for approved equals. No manufacturer will be excluded if they are able to meet the performance requirements.

**Design Issues**

*Energy Modeling, Lighting Systems, Mechanical Systems, Landscaping*

- 5.3 Energy Modeling – Block 171-174 – Greg Cunningham has completed reviewing and will provide comments. Mike Langley will follow-up. Block 225 – MEP drawings and specs will be sent to Greg the week of November 20.
- 5.4 Energy Modeling Schedule – The second modeling will take place after the Tenant Improvement drawings are complete.
- 4.5 Lighting Systems – The Design/Builders requested additional information on the systems furniture finishes since the panel sizes and color finishes will effect their lighting strategy.
- 5.5 The systems furniture specifications required a minimum of 40% reflectivity. DGS will acquire fabric samples for the D/B's use.
- 5.6 Task Lighting – The lighting cut-sheets will be provided to the D/B teams upon final selection of the furniture vendor.
- 5.7 Landscaping – JFP has issued a list of additional planting materials for consideration that require less irrigation. A copy of JFP's recommendations will be mailed to the Green Team. Landscaping plans are included in the next set of documents being issued by the D/B teams within the next two weeks. The landscape designs have been modified to respond to the comments received from the Water Resources Board and the CIWMB while maintaining the original design intent.

**Indoor Air Quality**

*Products, Standards, Mitigation Efforts*

- 5.8 Systems Furniture – On Thursday, November 16, 2000, the apparent and second low-bid vendors will have furniture mock-ups available for inspection at 1102 Q Street. The selected vendor will provide options for fabrics that will meet the requirements for recycled content, reflectivity, and indoor air quality.



## **Commissioning**

### *Participants, Plans, Schedules*

- 5.9 Commissioning Agents – DGS concurs with Clark/Gruen on their selection of Nabco as their commissioning agent. The contacts that were recommended by the Green Team were unavailable for this project or declined to participate.
- 5.10 Commissioning Plans – HP/FB issued their version 3.0 of the commissioning plan in mid-October. Comments from the State Management Team and Green Team were compiled and sent to SMWM for review. A meeting will be scheduled to review the comments with the HP/FB team.
- 4.12 Grants – SMUD currently offers a grant for building commissioning. Clark/Gruen has been working with SMUD and is aware of the grant. Opportunities for the Block 225 team will be reviewed with Anthony Bernheim and Jim Ogden.
- 5.11 CEC did not identify any grant opportunities at this time. The State Management Team reviewed an opportunity for the use of RAC in playgrounds but did not meet the definition of a “Park District”.
- 4.13 User Input – The State Management Team will begin including BPM in the commissioning process once the commissioning plans are more fully developed.

## **Communication**

### *Protocol, Web Sites, Case Studies, Meetings*

- 5.12 Communication Protocol – all signed the document.
- 4.15 Case Studies – Richard Teramoto acknowledged the State’s involvement with the Center of the Built Environment (CBE) on the benefits of a raised floor system. The cost of the study was not included in the project budget. The Green Team was invited to participate in the cost.
- 4.16 Web Sites – Upon issuance of the communication protocol, each Design/Builder will provide a user name and password for members of the Green Team.
- 5.13 Partnering – A Block 225 partnering session is tentatively being scheduled for January 16 or 18, 2001. A Block 171-174 session has not been scheduled yet and might not require the participation of the Green Team.

## **Recycled Content**

### *Waste Management Plans, Recycled Materials, Product Certification*

- 5.14 It was noted that no toilet partition vendor would certify the recycled content of their plastic products. Painted metal vendors will certify their products so each D/B team is proceeding with painted metal.
- 5.15 Clark issued a memo dated, November 14, 2000, confirming that steel extracted from on-site buildings during the deconstruction efforts have been fully recycled and returned to site as reinforcement steel. Documentation is being compiled.
- 5.16 Clark has received the quantity of materials obtained during the deconstruction/demolition efforts and will forward to the State Management Team within the next two weeks. This information will be reported in the next Executive Monthly Report.

The next Green Focus Group meeting will be scheduled at a later

date.

**Submitted By**

3D/International  
Jim Ogden  
P: 916-323-8448  
F: 916-323-8449  
Email: [Jim.Ogden@dgs.ca.gov](mailto:Jim.Ogden@dgs.ca.gov)

## *EXHIBIT B*

*Department of Rehabilitation,  
Business Enterprise Program*

*Letter of Interest*

*Dated December 21, 2000*



DEPARTMENT OF  
**REHABILITATION**  
*Employment and Independence for Californians with Disabilities*



GRAY DAVIS, Governor

State of California - Health and Human Services Agency

Specialized Services  
2000 Evergreen Street  
Sacramento, CA 95814  
(916) 263-7375  
(916) 263-7459 (FAX)

December 21, 2000

Wendy Roberts, Project Director  
Department of General Services, RESD  
1102 Q Street, Suite 5100  
Sacramento, CA 95814

Dear Wendy:

The Department of Rehabilitation's Work Group for the East End Project met with Richard Teramoto and Joseph Griffin on December 8, 2000, regarding the Business Enterprises Program's interest in this Project. We missed your participation, but are pleased to hear that you are feeling better.

This letter will serve as notice of our general intent to exercise our priority to establish and operate food service establishments in certain retail space located within the East End Project. The Work Group concluded we would like to reserve all the retail space in Building No. 173, fronting on 17th Street. Our plan is to establish two food service facilities supported by one kitchen and operated by one licensed blind vendor. Our proposal envisions an informal café on the south end, which would serve breakfast and lunch and also provide a limited menu for take-out service. Delivery service to employees is also within the realm of possibility. In response to the City's desire to provide services to the neighborhood, we would like to establish a restaurant toward the north end, next to the parking garage, which would serve lunch and dinner and be open evenings and weekends. Again, both of these venues would be serviced by the same kitchen. Weekend entertainment is a possibility in the restaurant, while the café portion of the space could be reserved for catering of special parties and/or banquets.



During the meeting on the 8<sup>th</sup>, Richard and Joe indicated that, contrary to previous speculation, a neighborhood restaurant is not presently planned for the retail space in Building No. 225, DOE. In addition to Building No. 173, we would like to reserve the Building 225 space. Our intent is to have another vendor operate a café-style breakfast and lunch establishment.

The Work Group discussed opportunities for the retail space in Building No. 174, including the idea of providing non-food related retail services for employees and neighbors, such as sundries, flowers, pharmaceuticals, mailing services, etc. Because of time limitations, we did not arrive at any final conclusions regarding Building No. 174. However, we wish to retain our priority for this space while we continue to explore the possibilities. I am in the process of scheduling an in-house meeting to more fully develop our options with regard to this space. I will keep you apprised of any determinations made at this meeting. If we determine not to develop this space, we would want to insure at a minimum that no lease agreements be entered into with competitive food service establishments.

Finally, we plan to install vending machines in the employee break rooms and to offer Coffee Cart service wherever viable, which may or may not include the area outside the auditorium and areas on the mall. In order to support these services, storage areas in No. 174 must be reserved.

A couple of ancillary issues that we need to resolve regarding this Project are: (1) what is required for a BEP vendor to obtain a license to sell alcohol at the restaurant in No. 173; and (2) how can we obtain specialized designing/consulting services for the restaurant and café? With respect to the design/consulting services, does DGS have access to any providers that could assist us in this regard?

In line with our discussions at the meeting on the 8<sup>th</sup>, this letter represents only the preliminary direction we would like to go regarding this project, and is subject to modification based on budget determinations. Since these proposals will demand major financial commitments from the BEP, our budget considerations will need to address any available resources and participation by DGS. I would appreciate your initial reaction to these proposals, and would like to schedule another meeting with you and the Work Group as soon as possible so we can continue this dialogue.

Thank you for your interest in BEP, Wendy. We are very excited about the future possibilities for our program in this project and look forward to working together to achieve a successful outcome.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lynda Bardis', is positioned above the printed name.

**Lynda Bardis, Deputy Director  
Specialized Services Division**

c: William Campagna  
Frank Rompal, Jr.  
Joyce Parsons  
Fernando De Leon